



2 BEDROOM FLAT | FLAX MILL PARK, SN10 | £160,000

DESCRIPTION

This superbly presented, upper floor modern apartment, is ideally situated in a highly regarded development and offers generously proportioned, light and airy living space with views to well maintained communal gardens. The property is accessed via a secure communal entrance with stairs rising to the private front door on the second floor. The well maintained accommodation briefly comprises two double bedrooms, a large dual aspect living room with Juliette balcony, square bay window and open plan styling to an impressively designed fitted kitchen with integral appliances, a smartly presented bathroom and a reception hallway complete this delightful property. Externally there are pretty communal gardens and a private car park to the rear offering allocated parking for one vehicle and additional visitor spaces.

Pleasantly positioned in a quiet and highly regarded residential location on the Eastern side of Devizes the property offers excellent access to through routes and local amenities. The centre of Devizes is just over a mile walk and there is a nearby bus stop providing a regular service to the town.

Devizes has recently been voted as the Best Country Location To Live by the London Economic who described the town as "the West Country's best kept secret" due to the proximity of good walks, the variety of independent shops and connections made through the Kennet & Avon canal.

Tenure: Leasehold

Lease: 99 years from 2010

Ground rent and service charge: £122 pcm inclusive of building insurance

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

All mains services connected. Gas central heating.

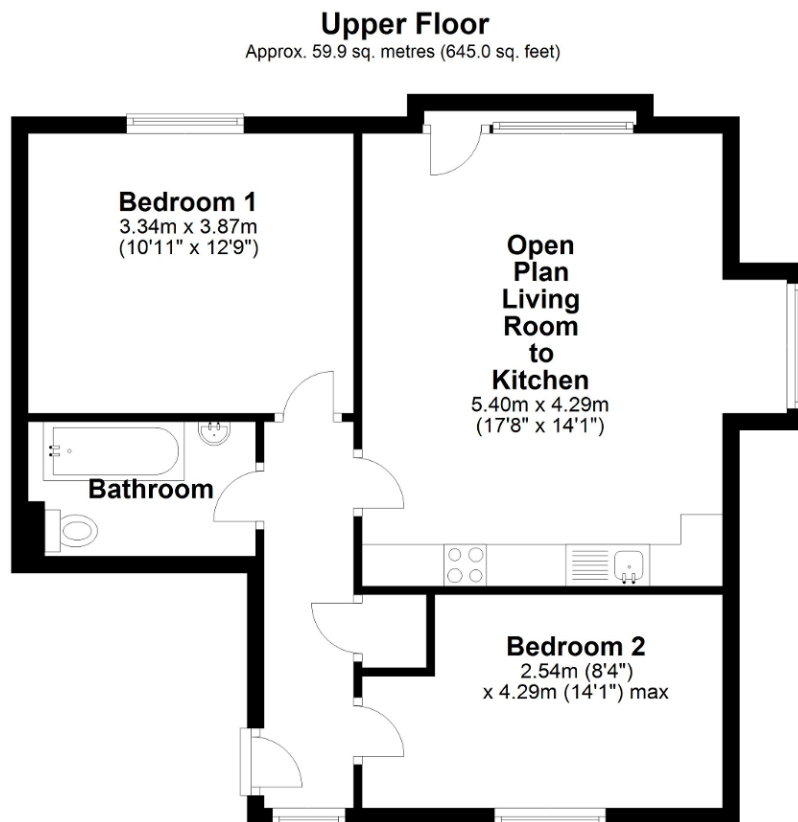


KEY FEATURES

- Upper floor apartment
- Open plan styling
- Stylishly designed kitchen area
- Allocated parking
- Popular residential location
- Two double bedrooms
- Dual aspect living room
- Smartly presented bathroom
- Gas central heating
- Communal gardens







Total area: approx. 59.9 sq. metres (645.0 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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